

ALBERT M. PERRY

of Fairfield, County of Somerset, State of Maine  
(being unmarried) for consideration paid,

grant to STEPHEN R. AUCOIN and SUSAN P. AUCOIN, husband and wife

of 34 Drummond Avenue, Waterville, Maine 04901  
with warranty covenants, as joint tenants, the land in Waterville, Kennebec  
County, State of Maine, bounded and described as follows, to wit:

TRANSFER  
TAX  
PAID

Commencing on the westerly line of Drummond Avenue at the north-  
easterly corner of land heretofore conveyed by Arthur J. Alden to  
one Toulouse; thence northerly on said westerly line of said Avenue  
sixty (60) feet; thence westerly in a line parallel with the northerly  
line of said Toulouse to land now or formerly of estate of George  
Shores; thence southerly sixty (60) feet; thence easterly in a line  
parallel with the northerly line just described, viz., the northerly  
line of the lot hereby conveyed, to the point of beginning, said lot  
lying next northerly of the lot of said Toulouse and fronting sixty  
(60) feet on said Avenue, being a strip sixty (60) feet wide between  
said Avenue and land of said estate.

This conveyance is made subject to the same conditions and restrictions  
imposed in prior deeds, namely, that no buildings shall be built on  
this lot nearer said Avenue than the house already erected next south  
of it by said Toulouse. This restriction being made for the benefit  
of other lots of said Alden.

Being the same premises conveyed to the herein grantor by warranty  
deed from Bonnie R. Hoskins dated January 22, 1988 and recorded in  
Kennebec Registry of Deeds Book 3299, Page 120.

This conveyance is subject, however, to a mortgage given by the herein  
grantor to Peoples Heritage Savings Bank dated January 22, 1988  
and recorded in Kennebec Registry of Deeds Book 3299, Page 121, which  
the herein grantees assume and agree to pay.

It is agreed between the parties hereto and is part of the considera-  
tion that the herein conveyed premises shall not be conveyed or title  
pass from grantees subject to said mortgage and said mortgage shall  
not be assumed by any other than the herein grantees.

~~wife of said grantor and all his heirs, assigns and all other persons claiming by, through or under him~~

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Witness my hand and seal this 22nd day of April 1988  
Albert M. Perry

State of Maine, County of Kennebec

ss.:

April 22, 19 88

Then personally appeared the above named Albert M. Perry

and acknowledged the foregoing instruments to be his free act and deed.

Before me,



Doria E. Drouin

- ☐ Justice of the Peace  
☐ Attorney at Law  
☒ Notary Public

1988 APR 25 AM 9:00

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